

ENTERED FOR RECORD  
THIS 19 DAY OF Oct 2004  
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Document 2004 4915

Book 2004 Page 4915 Type 03 01 Pages 1  
Date 10/19/2004 Time 3:11 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$60.00  
Rev Stamp# 399 DOV# 498

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Mail tax statements to:

Milford Roy Fonza, Sr. 1313 DeWolf St., Des Moines, IA 50316

File #14410003

\$38,000.00

### WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mark Kraft and Tracey Kraft, husband and wife**, do hereby convey unto **Milford Roy Fonza, Sr. and Milford Roy Fonza, Jr.**, the following-described real estate in **Madison County, Iowa**:

**Lot Four (4) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (1/2) of the Northwest Quarter (1/4) Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa**



### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )  
COUNTY OF MADISON )

SS:

Dated: 10/16/04

On this 16<sup>th</sup> day of October, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Mark Kraft and Tracey Kraft, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Mark Kraft  
Mark Kraft

Tracey Kraft  
Tracey Kraft

Connie Harvey  
Notary Public in and for the said State

